





## welcome to

# **Bower Road, LEEDS**

Spacious detached family home offering five bedrooms, including a master en-suite. Features two inviting reception rooms and a stunning open-plan kitchen/dining area with French-style patio doors leading to the rear garden. Complete with a private driveway for convenient parking.













## **Ground Floor Lounge**

A bright and welcoming lounge featuring a charming fireplace as the focal point. The space is enhanced by a large bay window to the front, allowing plenty of natural light to flood in. Carpeted throughout for comfort and warmth, and fitted with a central heating radiator for year-round coziness.

### **Open Plan Kitchen/Dining Room**

A stylish and spacious open-plan layout featuring a fully fitted kitchen with wall and base units and integrated appliances for a sleek finish. The kitchen includes a breakfast bar for casual dining and entertaining, complemented by a dedicated dining area with French-style patio doors opening to the rear garden, creating a seamless indoor-outdoor flow. Modern spotlights provide excellent illumination, while windows to the rear and side flood the space with natural light, making this the perfect hub for family living and entertaining.

### **Snug/Second Lounge**

A versatile and cozy space ideal for use as a family room, home office, or playroom. This room features French-style patio doors opening to the rear garden, creating a bright and airy feel. Carpeted throughout for comfort, with a window to the side allowing additional natural light. Fitted with a central heating radiator, ensuring warmth all year round.

### **Guest W/C**

Ground floor guest W/C with washing hand basin, window to the side.

## First Floor Office/Dressing Room; En-Suite

Carpeted throughout for comfort, featuring a window to the rear that provides plenty of natural light. Fitted with a central heating radiator, this room offers a warm and inviting atmosphere.

En-Suite incorporating a modern en-suite incorporating a walk-in shower, dual wash hand basins set within an integrated storage unit, and a

W/C for convenience.

#### **Bedroom One**

Double bedroom, carpeted throughout, window to the front and rear, central heating radiator.

#### **Bedroom Two**

Double bedroom, carpeted throughout, window to the front, central heating radiator.

#### **Bedroom Three**

Double bedroom, carpeted throughout, window to the front, central heating radiator.

#### **Bedroom Four**

Carpeted throughout, window to the rear, central heating radiator.

#### **Bathroom**

A well-appointed bathroom incorporating a bath with shower facilities, a wash hand basin and W/C set within an integrated storage unit for a sleek and practical finish. The space is fully tiled throughout, offering a modern and easy-to-maintain design, and includes a window to the rear for natural light and ventilation.





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## **Bower Road, LEEDS**

- GUIDE PRICE £450,000-£475,000
- DETACHED FAMILY HOME
- FIVE BEDROOMS; MASTER BEDROOM WITH EN-SUITE
- TWO SPACIOUS RECEPTION ROOMS
- OPEN-PLAN KITCHEN AND DINING AREA

Tenure: Freehold EPC Rating: D

Council Tax Band: E

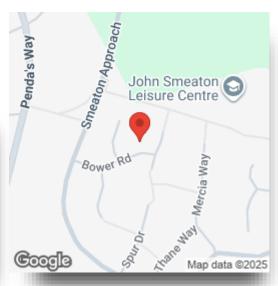
guide price

£450,000









Please note the marker reflects the postcode not the actual property

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